



## High Ash Close, Linford, Stanford-Le-Hope

£1,900 Per Calendar Month



- Prime cul-de-sac position offering a quieter, safer and more private residential setting.
- Moments from East Tilbury Station with direct rail services to London Fenchurch Street.
- Within St Clare's School catchment, making it ideal for families.
- Beautifully presented throughout, allowing tenants to move straight in and enjoy.
- Spacious lounge/diner perfect for entertaining, family living and home-working flexibility.
- Three genuinely good-sized bedrooms, offering versatile accommodation.
- Convenient downstairs WC in addition to the family bathroom.
- Low-maintenance rear garden designed for enjoyment rather than upkeep.
- Off-street parking providing practical day-to-day convenience.
- Garage nearby offering valuable additional storage space.



**Beautifully presented three-bedroom semi-detached home in a quiet cul-de-sac, moments from East Tilbury Station, St Clere's catchment, featuring parking, garage, spacious living and low-maintenance garden.**

If your property search has been feeling a little "same old, same old", prepare to hit the refresh button.

Tucked away in a peaceful cul-de-sac on sought-after High Ash Close, this beautifully presented three-bedroom semi-detached home delivers the perfect blend of commuter convenience, family-friendly living and low-maintenance lifestyle appeal.

Location lovers will be thrilled to discover that East Tilbury Station is just moments away, offering direct services into London Fenchurch Street, making those daily commutes refreshingly straightforward. For families, the property also falls within the highly regarded St Cleres School catchment area, adding even more appeal to this already impressive home.

Step through the welcoming porch and you'll immediately appreciate the care and attention that has gone into maintaining this delightful property. The ground floor offers a practical downstairs WC, a well-appointed kitchen and a spacious lounge/diner that creates the ideal setting for everything from cosy evenings in to entertaining friends and family. Whether you're hosting a dinner party, movie night or simply relaxing after work, this versatile living space adapts effortlessly to modern life.

Upstairs, the accommodation continues to impress with three generously proportioned bedrooms, each offering comfortable and flexible living arrangements. The family bathroom is stylishly presented and perfectly positioned to serve all bedrooms.

Outside, the property benefits from off-street parking and a low-maintenance rear garden designed for maximum enjoyment and minimum upkeep. There's no need to sacrifice your weekends to endless gardening here—just sit back, relax and enjoy your outdoor space. A garage located close by provides additional storage or practical convenience.

Combining excellent transport links, reputable school catchment, spacious accommodation and a quiet residential setting, this fantastic rental opportunity is ready for its next chapter.



**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/8-high-ash-close-stanford-le-hope-ss17-0rb/5331308>

**Tenancy Fees**

Holding Deposit: 1 week's rent to say "we like you."

**Security Deposit:**

Under £50k/year - 5 weeks' rent

£50k+ - 6 weeks' rent

Covers damages or "oops" moments.

**Other Fees:**

Lost keys/lock replacement: full cost + £15/hr admin

Contract change/tenancy tweak: £50

Late rent: 3% interest above base rate

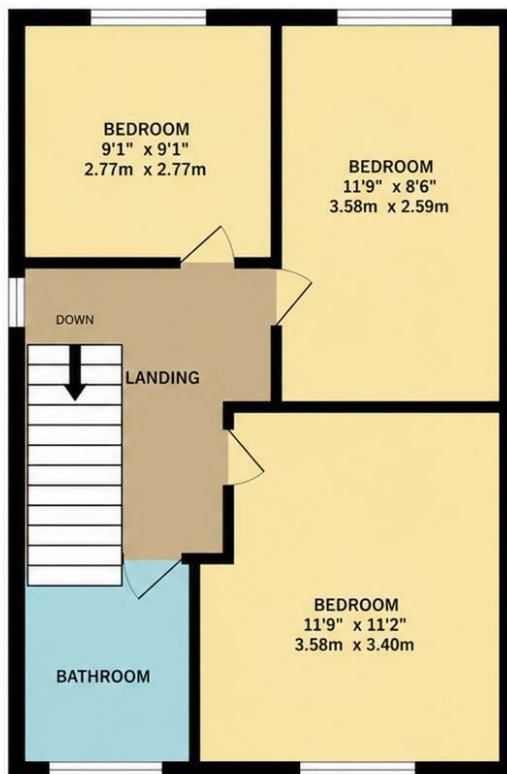
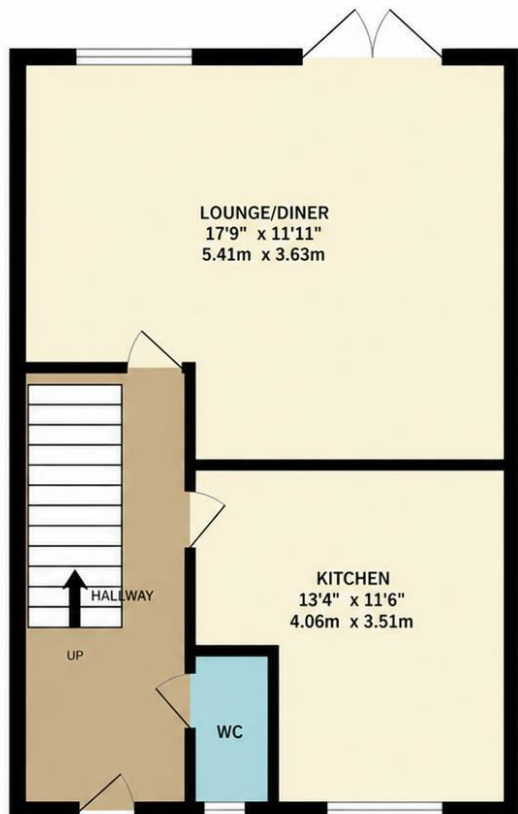
Property Management - All properties managed by Property Stop, not us. More info: [www.property-stop.com](http://www.property-stop.com).

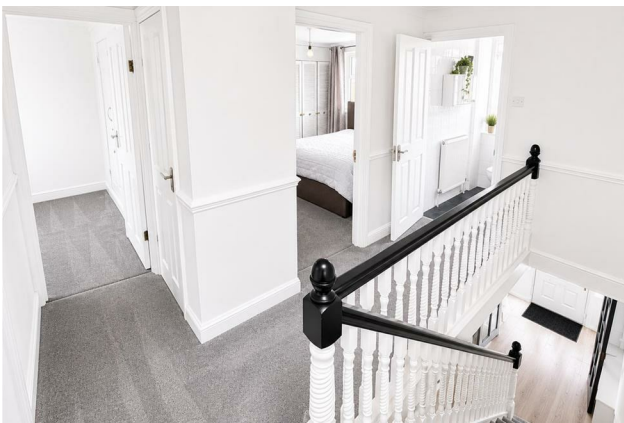
Tenant Protection - Managed by Property Stop. Client Money Protection (CMP) included.

Colubrid is in The Property Ombudsman Redress Scheme—rules are followed, you're protected.



GROUND FLOOR





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